

Minutes
Catawba County Board of Commissioners
Special Meeting (Fall Planning Retreat)
Friday, November 15, 2002, 8:00 a.m.

Animal Control

Leash Law request from Richard Guth	572	11/15/02
-------------------------------------	-----	----------

Guests

Newly Elected Commissioner Glenn Barger	562	11/15/02
Leash Law request from Richard Guth	572	11/15/02
City of Hickory Officials	572	11/15/02

Colleges

Hickory Metropolitan Higher Education Center	570	11/15/02
--	-----	----------

Economic Development Corporation, Catawba County

Review of Economic Development Issues	572	11/15/02
---------------------------------------	-----	----------

Finance

Financial Overview	562	11/15/02
Mandates Review	563	11/15/02

Hickory, City of

City of Hickory Officials	572	11/15/02
---------------------------	-----	----------

Landfill

Convenience Center Operations	567	11/15/02
Solid Waste Franchise	568	11/15/02
Construction and Demolition Debris	569	11/05/02
Alternative Landfill Site Analysis	569	11/15/02

Planning

Small Area Planning	575	11/05/02
Appearance and Beautification	575	11/15/02

Public Health Department

Groundwater Supply	573	11/05/02
--------------------	-----	----------

Schools

Hickory Metropolitan Higher Education Center	570	11/15/02
--	-----	----------

Small Area Plans

Small Area Plan Review	575	11/15/02
------------------------	-----	----------

Utilities and Engineering

Convenience Center Operations	567	11/15/02
Solid Waste Franchise	568	11/15/02
Construction and Demolition Debris	569	11/05/02
Alternative Landfill Site Analysis	569	11/15/02

Water and Sewer

Groundwater Supply	573	11/05/02
--------------------	-----	----------

The Catawba County Board of Commissioners met in special session on Friday, November 15, 2002, 8:00 a.m., at the Claremont City Hall, 3301 East Main Street, Claremont, North Carolina.

The purpose of the meeting was for the Fall Planning Retreat.

Present: Chairman W. Steve Ikerd, Vice-Chair Marie H. Huffman, and Commissioners Katherine W. Barnes, and Barbara G. Beatty, and Dan A. Hunsucker.

Absent: None.

A quorum was present.

Also present were County Manager/Deputy Clerk J. Thomas Lundy, Deputy County Manager Steven D. Wyatt, Assistant County Manager Mick W. Berry, County Attorney Robert Oren Eades, Staff Attorney Debra Bechtel, and County Clerk Thelda B. Rhoney.

Newly Elected Commissioner Glenn E. Barger was present and Chairman Ikerd requested that Mr. Barger participate in the discussion.

1. Chairman Ikerd called the special meeting to order at 8:00 a.m.
2. Mayor Glenn Morrison welcomed everyone to the City of Claremont.

Chairman Ikerd thanked Mayor Morrison for use of the facility for the retreat.

3. Chairman Ikerd said the purpose of the meeting was for the Fall Planning Retreat to review the status of current issues and recommend goals.
4. Financial Overview.

- a. County Manager J. Thomas Lundy gave the following PowerPoint presentation:

Current sales tax is 6.5 cents (except Mecklenburg County)

-4.5 cents goes to the State of North Carolina

-2 cents goes to Catawba County and its 8 municipalities

Within Catawba County, the sales tax revenue is divided based on population.

Catawba Co.	68.29%	\$21,638,450
Brookford	0.21%	\$66,291
Catawba	0.34%	\$106,583
Claremont	0.50%	\$158,580
Conover	3.19%	\$1,010,324
Hickory	17.90%	\$5,672,569
Long View	1.94%	\$613,949
Maiden	1.58%	\$501,285
Newton	6.05%	\$1,918,175

Catawba County Government's Share

-1 cent based on sales in Catawba County (\$11,941,860)

-1 cent based on Statewide sales and our share of North Carolina's population (\$9,696,590)

Revenue Sources

Property Tax	37.3%
State Reimbursements	2.5%
Sales Tax	12.4%
Federal & State	19.3%
Other	11.8%
Local	0.9%
Permits & Fees	15.7%

Financial pressures during the last two years have resulted in a 13% reduction in County operating expenses.

Financial Pressures

- Medicaid (absorbed \$2 million, or 2%)
- State held reimbursements (\$7.2 million or 11%)
- = 13% reduction in operating expenses, or \$9.2 million
- In addition, the economy has affected sales tax and investment earnings.

Our strategy has been effective ...

- Absorbing Medicaid increases
- Freezing expenses and positions (departmental and agency choice)
- Reducing operating hours and programs
- Acquiring grants (Bakers Mountain, Sheriff's Multi-Jurisdictional Interstate Team, CDBG, etc.)
- Continuing to focus on Board of Commissioners' goals (Claremont Branch, Emergency Services, etc.)
- Avoiding the use of emergency reserves ...however, service levels have been reduced

Proceeds from the new ½ cent sales tax are uncertain...

- Don't receive funds for six weeks (December sales received mid-February, January-March sales received mid-May, April-June sales received mid-August)
- 1¼ based on Statewide sales
- Statewide sales will be affected by
- Date of implementation (December, January)
- Where the sales tax is enacted
- Food exempted for the first time

...so we need to be cautious on spending any proceeds this fiscal year.

Budget planning for next fiscal year

- This year we are spending at 93% of budget. Although it has been a challenge, it has been an opportunity to reduce expenses.
- The State faces an estimated \$1.5 billion deficit.
- We should start next year's budget planning at the 93% level of spending.

b. Mandates Review.

Budget Manager Judy Ikerd gave the following PowerPoint presentation:

Mandated vs. Non-Mandated Services

Catawba County's budget can be divided into four categories:

- Mandatory
- Mandatory with Optional Funding
- Optional with Set Funding
- Discretionary

Mandatory Services

- Cannot be cut; County has no options when it comes to providing funding or the amount of funding; obligations that the County must fund at a specified level, regardless of economic circumstances.

Medical Examiner	Daycare Administration
Mental Health Outpatient Services	Adoptions
Psychosocial Rehabilitation	Work First
Developmental Day Care	Foster Care
Detox	Transportation
WIC Program	Medicaid
Juvenile Detention	Debt Service
Child Protective Services	Mental Health Case Management

Mandatory with Optional Funding

- These services must exist, but the County can determine how much to spend; has flexibility when it comes to the level of funding necessary to meet program needs.

Elections	Planning & Zoning
Register of Deeds	Environmental Health
Board of Commissioners	Maternal Health
Building Inspections	Child Health
Animal Control /Shelter	Adult Health

EMS	Schools' & CVCC Capital
Accounts Payable/Receivable	Narcotics
Mental Health Administration	Jails
Child Support	Tax Assessor
Food Stamps/Fraud Administration	County Manager
Solid Waste Management	Fire Marshal

Optional with Set Funding

-These services are funded mostly by State and Federal grants; County must fund at a set level if included at all.

CVCC Security Officer	Smart Start - Dental
Traffic Officers	Adult Services
School Resource Officers	Families for Kids
Sex Crime Investigator	Intensive Family Preservation
Smart Start - Early Childhood Support Team	Community Services Block Grant

Discretionary

-Services that may be funded based on Board of Commissioners' priorities.

911 Communications Center	Veterans' Services
Cooperative Extension Service	Personnel
Parks	Planning & Zoning
General Capital Projects	Adolescent Health
ACT Program	Rescue Squads
Library	Group Homes
Arts Council	Lake Norman Water Patrol
Historical Museum	Soil & Water
Schools' & CVCC Current Expense	Permit Center
Geographical Information System	

When the total budget of \$163 million is considered, approximately 40% is discretionary and may be allocated based on Board of Commissioners' priorities.

Mandatory	\$45,640,095	28.0%
Mandatory with Optimal funding	\$47,166,163	28.9%
Optional with set funding	\$3,700,012	2.3%
Discretionary	\$66,607,209	40.9%

When only County dollars are considered, approximately 55% of the budget is discretionary and may be allocated based on Board of Commissioners' priorities.

Mandatory	\$21,742,207	23.8%
Mandatory with Optimal funding	\$18,866,030	20.7%
Optional with set funding	\$537,784	.60%
Discretionary	\$50,139,050	54.9%

Catawba County Fiscal Year 2002/03 Budget

- County Dollars - Discretionary Functions

Education	51.1%
Schools' Current Expense & CVCC	- 99.8%
Schools' Capital	- 0.2%
General Government	18.0%
Public Safety	4.4%
Econ & Physical Development	11.6%
Environmental Quality	0.7%
Human Resources	7.0%

Culture	4.1%
Other	3.2%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

General Government	18.0%
County Manager, Budget	8.2%
Legal	2.2%
Contingency	2.4%
Personnel, Recruitment, Risk Management, Wellness	8.2%
Transfer to General Capital Projects	17.7%
Transfer to Reappraisal	3.7%
Transfer to Rescue Squads	5.8%
Transfer to Schools Capital	0.7%
Transfer to Self Insurance	8.9%
Transfer to Water/Sewer	31.1%
Service Center	0.9%
Tax Assessor	10.2%
Public Safety	4.4%
Econ. & Physical Development	11.6%
Environmental Quality	0.7%
Human Resources	7.0%
Culture	4.1%
Education	51.1%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

Econ. & Physical Development	11.6%
Parks, Vehicle Maintenance, Building & Grounds Maintenance	35.1%
Economic Development Commission, Carolina Innovation Group, Convention & Visitors Bureau, FORESIGHT	14.8%
U&E Permit Center	5.7%
Planning & Zoning	8.5%
Technology, Geographical Information System	35.9%
General Government	18.0%
Public Safety	4.4%
Environmental Quality	0.7%
Human Resources	7.0%
Culture	4.1%
Education	51.1%
General Capital Projects	3.2%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

Human Resources	7.0%
Child Mental Health	
ACT Program	0.2%
Social Services Adm	4.4%
DHR Teams	0.4%
Prevention Management	0.3%
Teen-Up/Project HEART	0.3%
Therapeutic Foster Care	0.3%
Child Advocacy Center	0.1%
Group Homes	1.0%
Nutrition Services	0.1%
General Government	18.0%
Public Safety	4.4%
Economic & Physical Develop.	11.6%
Environmental Quality	0.7%
Culture	4.1%
Education	51.1%
General Capital Projects	3.2%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

Public Safety	4.4%
Communications Center	52.1%
Fire Marshal, Veterans'	
Services, Fire Fighting	
Alarms, Rescue Squads	31.9%
Civil Air Patrol, Conflict	
Resolution, Lake Norman	
Marine, Sentencing	
Service Program, Pretrial	
Services	6.0%
Crime Prevention	5.1%
Lake Norman Water Patrol	4.9%
General Government	18.0%
Economic & Physical Develop.	11.6%
Environmental Quality	0.7%
Human Resources	7.0%
Culture	4.1%
Education	51.1%
General Capital Projects	3.2%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

Culture	4.1%
Library	81.7%
Arts Council, Historical	
Museum, Newton-Conover	
Auditorium, Patrick	
Beaver Library, SALT	
Block Foundation	18.3%

General Government	18.0%
Public Safety	4.4%
Economic & Physical Develop.	11.6%
Environmental Quality	0.7%
Human Resources	7.0%
Education	51.1%
General Capital Projects	3.2%

Catawba County Fiscal Year 2002/03 Budget
-County Dollars - Discretionary Functions

Environmental Quality	0.7%
Cooperative Extension	69.3%
Soil & Water	30.7%
General Government	18.0%
Public Safety	4.4%
Economic & Physical Develop.	11.6%
Human Resources	7.0%
Culture	4.1%
Education	51.1%
General Capital Projects	3.2%

5. Solid Waste Issues.

Utilities & Engineering Director Barry Edwards gave the following PowerPoint presentations:

1. Convenience Center Operations

Solid Waste Convenience Centers Update

Catawba County currently has five Convenience Centers.

Cooksville-located on Rhoney Farm Road
Closed-Sunday and Monday
Open-Tuesday thru Saturday
Hours-10:00 am to 6:00 pm

Oxford-located on Lookout Dam Road
Closed-Monday and Tuesday
Open-Wednesday thru Sunday
Hours-10:00 am to 6:00 pm

Blackburn-located on Rocky Ford Road
Closed-Sunday
Open-Monday thru Saturday
Hours-8:00 am to 6:00 pm

Sherrills Ford-located on Sherrills Ford Rd
Closed-Monday and Tuesday
Open-Wednesday thru Sunday
Hours-10:00 am to 6:00 pm

Newton-located on Bethany Church Road
Closed-Sunday and Monday
Open-Tuesday thru Saturday
Hours-10:00 am to 6:00 pm

The operation of the five Convenience Centers is currently contracted to Garbage Disposal Service including transportation costs of waste and recyclables.

Percentage of Total Waste from Convenience Centers
Sanitary Landfill - 93%
Convenience Centers - 7%

FY 02/03 Convenience Center Fee Schedule

Residential Waste Only

1 to 5 (32 gallon) bags	\$1.00 per bag
Small truckload (6 foot bed)	\$8.00
Large truckload (8 foot bed)	\$12.00
Trucks with sideboards	\$16.00
Trucks with camper tops	\$16.00
Trucks w/6 foot or less trailers	\$24.00
Trucks w/more than 6 foot trailers	\$32.00

Recyclables

Recyclables only (properly cleaned and separated) No charge
Credit for Recycling w/waste disposal \$1.00 per clear 32 gal. bag

Mr. Edwards briefly reviewed how Catawba County compares with several other counties in the state.

First Quarter of Fiscal Year 2002/03 data: Loss for 1st Quarter - \$51,913.02

Current data projections for FY02/03:

Annual cost of Salaries and other GDS Contractual expenses - \$306,000
Annual cost of Maintenance \$6,800
Annual cost of Electricity \$3,500
Annual cost of waste disposal in landfill (8,000 tons) \$240,000
Total annual cost \$556,300
Annual revenue \$360,200
Anticipated Loss \$196,100

Board's Direction. Do we want to continue to subsidize or do we want the Convenience Centers to be self-sufficient?

If yes, how much do we want to subsidize?

If no, what direction does the Board want to go in?

Commissioner Beatty recommended a one-half day retreat on solid waste only.

2. Solid Waste Franchise

Mr. Edwards reviewed other Counties & Cities in North Carolina that Franchise Solid Waste Collection.

Current Franchise Agreement for Solid Waste Collection Expires June 30, 2004.

Residential Accounts:	12,400
Commercial/Industrial Accounts:	<u>2,529</u>
Total Accounts:	14,929

At the Spring 2002 Retreat, the Board of Commissioners directed staff to begin negotiations with the current franchisee.

Franchise Negotiations

- Staff has begun negotiations with GDS for new additional solid waste services.

Points of Negotiations

- Curbside collection of white goods during spring and fall "Litter Sweeps Weeks".
- \$25,000 in assistance for the County's HHW annual collection event .
- Assistance with recycling and reuse education.
- Addition of new recyclable byproducts such as electronics, plastics, and construction waste.

- Document shredding, free of charge, for County offices.
- Operation of paint collection, storage and disposal facility at Blackburn and Sherrills Ford Convenience Centers.
- Ten Year contract through June 30, 2014.

Recommendations

Board to obtain public input

- through surveying a statistical representative sample of County's current GDS customers
- through written comments, and
- through two State-mandated public hearings

Draft Contract

- Employ Board directives

Chairman Ikerd said garbage needs to be reduced in Catawba County; however, only the users pay.

Mr. Edwards said staff could draft a survey and bring before the Public Works Subcommittee.

The Board recommended that staff prepare for the next steps and plan for public input early in 2003, no later than the spring planning retreat in 2003 and have the results of the public input and possibly have a draft contract.

3. Construction and Demolition Debris

New C&D Landfill Extended Hours/Fee Changes

- Began operation on October 24, 2002.
- Projected life of airspace is 15 years.
- New C&D cell located adjacent to Subtitle D cell.

Board of Commissioners Directives

- Extend the hours at the C&D Landfill two hours per day, a.m. and p.m.
- Increase fees in 2 phases; September and January.

Extended C&D Hours of Operation

Effective August 1, 2002 the hours of the C&D Landfill were extended by 1 hour in the morning and 1 hour in the afternoon.

The typical users of the extended hours have been GDS; Residents of Catawba County; Contractors (i.e. Home Builders, Roofers, etc...); Factories or Industrial users; Haulers (Land Clearing Contractors); and Other Users (i.e. Municipalities, NCDOT, etc...)

Mr. Edwards reviewed users of the extended hours: GDS - 28.44%; Residents - 20.96%; Contractors - 16.77%; Factories - 16.17%; Other users - 10.78%; and Haulers - 6.89%.

As a result of the current economic slow down, the C&D waste stream (tonnage) is down approximately 40% in the 1st Quarter of FY02/03.

Mr. Edwards reviewed FY 02/03 fee projections and fee comparisons of several other counties.

Commissioner Barnes asked about illegal dumping.

Deputy County Manager Wyatt said other counties can be surveyed about illegal dumping.

After a lengthy discussion, Commissioner Beatty recommended that Mr. Edwards separate the hours as they may need to be cut back.

4. Alternative Landfill Site Analysis. (Copy of final report on file in the Office of Utilities & Engineering Director.) (The executive summary will be printed in the November 18, 2002 minutes.)

County Attorney Robert Oren Eades reviewed requirements pursuant to NC General Statute 153A-136 (c) which says prior to expanding an existing landfill, alternative sites must be considered for socio and demographic data that the board is required to consider. He also reviewed the criteria for an alternative landfill that was adopted at the July 8, 2002 Board meeting and amended at the September 3, 2002 Board meeting. Mr. Eades said the Engineering Firm of Camp Dresser & McKee (CDM) was selected to perform the study. He said CDM identified 14 sites that met the requirements and of the 14 that only a few of those could be used.

He introduced Mr. Joe Wiseman and Ms. Chris Nesmith with CDM who presented the final report. CDM recommended expanding at the current Blackburn Landfill site.

Chairman Ikerd recommended that the site near Riverbend Park be deleted from the list because the property was originally purchased for a landfill and was not suitable for a landfill.

Mr. Eades said there would be a public hearing on the recommended site at the Board's regularly scheduled November 18, 2002 meeting.

Mr. Eades presented each Board member with a copy of the final report to review prior to the public hearing. He said Mr. Wiseman will present the final report again at the November 18, 2002 meeting.

At 10:15 a.m. Chairman Ikerd called for a 15 minute break.

At 10:30 a.m. Chairman Ikerd called the meeting back to order.

6. Hickory Metropolitan Higher Education Center (HMHEC).

Dr. Clint Parker, Chairman, HMHEC Board of Directors gave the following PowerPoint presentation:

Hickory Metropolitan Higher Education Center
A collaboration of Lenoir-Rhyne College, Catawba Valley Community College and Appalachian State University

A potential model for –

- Higher Education Collaboration
- Student Access
- Educational Innovation

“Education is an essential key to better jobs and a better life. Young people just graduating from high school and adults, who may want to resume their education, need a place that will provide a variety of educational opportunities. The Higher Education Center will give them such opportunities.”

– W. Steve Ikerd, March 5, 2002

“Higher education is fundamental to maintaining the economic vitality of the region and quality of life for our citizens, particularly given business and industry's evolving needs for a highly trained and well-educated workforce.”

– G. Rudy Wright Jr., March 5, 2002

HMHEC 2002 Actions

- Developed building plans for CVCC site (March)
- Followed up on Federal funding request and pursued capital funds for building (March-Present)
- Hosted trips to VA, SC education centers for community leaders (May)
- Incorporated as NC non-profit corporation (May)
- Appointed Board of Directors, elected officers, adopted by-laws (May-June)
- Applied for Golden LEAF Foundation Grant (July)
- Conducted regional higher education needs assessment (July-Oct)
- Conducted Executive Director search (June-Oct)
 - Identified educational needs
 - Preliminary findings indicate interest in Bachelor's degree programs in –
- Business and accounting
- Computer science/computer information systems
- Nursing/health sciences
- Criminal justice
- Education

-Engineering

Golden LEAF Foundation

One-year \$175,000 Grant—

-10 tuition-free educational programs targeted at displaced workers
(non-credit seminars, professional development programs, etc.)

-Program development specialist

-Administration, promotion

Assumptions

-Economic slowdown, high unemployment have dramatically increased need for new educational opportunities across the Unifour

-Growing belief across the region that *more* must be done *now*

-HMHEC may *not* receive Federal funding

-State funding impossible at this time

-Securing financing for permanent HMHEC building will require a local bond issue

Situation Analysis

-Voter approval of bond issue unlikely in current economic environment

-Golden LEAF grant is “project specific” covering incremental program offerings, additional staff required for such offerings

-If approved, Federal “seed funding” may be used for educational programming, rent and equipment, but not “bricks and mortar”

-Center lacks sufficient cash flow to support private borrowings for new construction

Interim Solution Needed

-HMHEC building at CVCC may be 3 to 5 years from becoming a reality

-HMHEC “Storefront” needed now—

-To provide space for new HMHEC offerings

-To support regional economic
development initiatives

-To support workforce development

-To build student awareness of HMHEC

-To address most pressing educational needs as quickly as possible

Space Requirements

-8 classrooms to accommodate 30-35 students each; at least one NCIH classroom; computer lab, library access; bookstore; A-V and other storage; shared work room

-Offices for HMHEC member institutions

-Space for director and staff; conference & small meeting rooms; resource rooms for academic & financial aid counseling, etc.;

-Office suite for SBTDC staff; space to accommodate EDC Enterprise Center

-Adequate common areas, restrooms, parking— must be ADA compliant

Budget Requirements

-Institutional fees necessary [*Full members, Associate members*]

-Educational offerings must contribute to income but remain affordable for students/employers

-Executive Director's duties must include fund raising [*Corporations, foundations & individuals*]

-HMHEC must realize auxiliary income from SBTDC, other economic development initiatives

-Public support from Catawba County and City of Hickory will be needed for start up

-HMHEC budget must be based upon realistic, achievable financial projections

Pending Actions

-Pursue specific proposal to lease high-profile space that would meet educational and economic development needs – potential for January occupancy

-Formally request start up funding from Catawba County & City of Hickory

-Employ interim Executive Director; recruit advisory board(s)

-Determine specific Golden LEAF Foundation funded programs to begin in early 2003

-Identify other course & program offerings in addition to 14 courses currently offered by ASU

Dr. Parker said they were formally requesting funds from Catawba County and the City of Hickory.

After a brief discussion, Commissioner Barnes made a motion to instruct staff to draft a grant agreement as quickly as possible. The motion carried unanimously.

Chairman Ikerd recognized Mayor Rudy Wright, Aldermen John Watts and Hamilton Ward, and City Manager B. Gary McGee from the City of Hickory.

Mayor Wright said the City of Hickory sees the Higher Education Center as a powerful driver to help everyone get out of the present economic doldrums and Hickory will support the center the same as the County.

Mr. Richard Guth requested to be heard regarding a Leash Law.

Chairman Ikerd requested that Mr. Guth keep his comments brief.

Mr. Guth said he lives south of Terrell on Lake Norman. He said there is a problem in Catawba County with wild dogs. He said he and his wife could not go to their mailbox because of the dogs. He thinks there should be a leash law and a charge to have a dog. He requested that the Commissioners enact a leash law.

Commissioner Beatty said Mr. Guth had called her and she recommended that he come to the retreat to voice his concerns.

Chairman Ikerd directed staff to respond to Mr. Guth's request regarding a leash law.

7. Economic Development.

EDC President Scott Millar made the following comments:

Mr. Millar said 33 percent of the Highest Ranked Topics addressed Economic Development or Education Foresight, CEDS, EDC, the Chamber, the Cities, and recent elections. Other formal & informal discussion groups are addressing the key priorities of economic development and the need for further diversification. The Hickory Metro Higher Education Center development and School funding needs must be key priorities for long-term economic advancement of Catawba County; the Hickory MSA has the lowest educational attainment level (ages 25+) in the State.

A priority must be given to address short-term effects associated with the current economy as well as long-term approaches in order to create good jobs, increased educational opportunities at all levels from elementary to worker retraining, economic diversification from primarily manufacturing, and sustaining our existing industry.

Mr. Millar made the following remarks about the EDC Planning Retreat of October 16, 2002:

Economic Development is more than just manufacturing - There are gaps which need to be explored and recruited (i.e. retirement, medical/professional, small business/entrepreneurism).

All ED entities need to coordinate their vision, their strategies, and their marketing to maximize their results. New Strategies are needed to assist existing industry to give reasons why they cannot or should not leave can be employed.

The Hosiery Technology Center is nationally recognized for their effort. He asked could this be mirrored for other existing industry.

Private Sector Involvement, Communications, and Financial Support should be maximized for best results; the public wants leadership during this time of hardship.

As a result of the priorities established by this Board, the EDC Planning retreat, and the prevailing interest of the community, the EDC Board has requested the synthesizing of all of these concerns into a broad public and private Education, Quality Jobs, and Economic Diversification effort.

Conversations are being held now among the EDC, the Chamber, the Convention & Visitors Bureau, the Small Business & Technology Development Center, the Hickory Metro Higher Education Center, and other economic development allies to determine the best means to accomplish this initiative.

A draft plan has been developed and is being shopped among the allies. Very soon, Mr. Millar hopes to present a plan which addresses many of the community's needs for the Commissioners' review and input.

To overview key components of the plan, some of which may or may not make it into the final version:

- Opportunities for the community to have a role in focused sub-committees on economic issues or marketing initiatives.
- Funding via a Committee of Economic Supporters.
- Two-way communications with ED officials and allies.
- Expansion of the recruitment effort toward currently unexplored areas that hold significant promise for Catawba County.
- Region common visions, collaborative goals, and clearly defined roles for each Economic Development ally in order to harness all of the energies in a common direction, an initiative which government and the public feels can lead the community through this current period of hardship.
- Begin setting the course for continued long-term economic success for all Catawba County citizens.

8. Groundwater Supply.

Public Health Director Barry Blick gave the following PowerPoint presentation:

Groundwater Supply Issues

- Public Health Staff Assess Private Water Supply Issues
- Board of Health Forms Subcommittee
- Board Members, Staff, Well Drillers Work to Establish Rules
- Catawba County Board of Health Adopts Rules Regulating the Construction, Repair, and Abandonment of Wells – Effective October 1, 1998
Ground Water Supply Issues
- A Drought Hits the Region
- Wells Dry Up in Significant Numbers; Environmental Health Staff Start Data Base
- Between November 1998 and September 2000– 2588 Well Permits Issued
- 51.2% of Well Replacement Permits Between June 2001 and September 2002 are for Replacement Wells
Ground Water Supply Issues
- Affects of the Drought; between July 1998 and November 2000; total of 977 Replacement Wells
- Many Replacement Wells are Clustered:
 - Sherrill's Ford
 - Baker's Mountain
 - Ball's Creek
 - Oxford
- Existing Water Lines are Near Each Cluster Area
- Well Replacements - 977 from 07/99 - 11/02
- Drought caused Two Community Wells to Fail to Yield Sufficient Water Quantities
 - Royal Heights, Old Shelby Road on New Well –October, 2000
 - Colonial Heights, Section House Road on Hickory City Water System – November 6, 2002, Ground Water Supply Issues
- Underground Storage Tanks (UST) Contamination Sites - 98

- Concentrated in Hickory and Newton along major highways and intersections
- Leaking storage tanks at existing and former gas stations

Underground Storage Tank (UST) Contamination Locations Not
Served By A Water Line And Not In A Municipality

1. Springs Road--just outside Hickory City Limits.
2. Gas House on Springs Road
3. Old gas station on US 70 near Catawba.
4. B & G Market (gas station) on Water Plant Road.
5. North Oliver's Cross Road--near Buffalo Shoals Road.
6. Midway Marina on Highway 150 E
(could be served in proposed Mooresville Project).

Sites Pending Water Line Extension

7. Adverts Crossroads - UST near Old Shelby Road and Bakers Mountain area
 8. Boyce & Susan's Store UST on the corner of East Maiden Road and Buffalo Shoals Road
 9. Old Mustang Station at corner of Blackburn Bridge and Startown Road (will be served by Hickory-Maiden Project).
 10. General Store, Bach Mobile Home Park - Highway 150 East (will be served in new project).
 11. Lake Norman Marina on Highway 150 East (will be served in new project).
 12. Terrell (old gas station) now owned by Conner Property on Highway 150 East (will be served in new project).
- Several UST Contamination Sites have Major Impacts on Business and Residences
 - Highway 150 near Denver, General Store – MTBE; *Not Solved*
 - Highway 16 N Near Oxford Dam; now Served by Hickory City Water System
Ground Water Supply Issues
 - Scattered throughout the County are 45 Ground Water Contamination Sites
 - Locations – Former and Existing Industrial Sites
 - Source – Chemicals used in Manufacturing Process
 - Ground Water Table Permeated
Ground Water Contamination Sites

Ground Water Contaminated Sites Not Served by a Waterline and Not in a Municipality

1. Alex Vale Furniture- Highway 10 West.
 2. Startown Road- no landmark identified.
 3. General Store/Bach MHP- Highway 150 E (will be served in new project).
 4. Water Plant Road- could be B & G Market.
 5. Murray's Mill Road- no landmark identified.
 6. Travis Road- no landmark identified.
- Previous Information and Data are Concerns
 - Planning and Implementing Expanded Water Service is Needed
 - However, Private Wells are Reliable and Economical Sources of Water
Ground Water Supply Issues
 - Wells Going Dry or Producing Insufficient Volumes Only an Issue During Drought
 - No Reason to Believe Future Droughts Would Cause Wells in One Geographic Area to be Greater Risk than in Another

-Main Issue is Shallow Wells at Risk for Going Dry or Producing Insufficient Water Volumes are at Equal Risk Throughout the County

Conclusion

-Majority of Contaminated Sites are Within Municipal Boundaries

-Outside of Cities, Contamination Sites are Scattered Throughout County

-Every Contamination Site not Served by Municipal or County Utilities Should Factored into Planning for Future Water Line Extensions

-The Most Immediate Concern is the Highway 150 Corridor, especially the General Store/Bach Mobile Home Park Site, due to the Contaminated Water Affecting Residences and Commercial Development.

-Deep Wells can Serve as a Safe and Reliable Water Source Throughout the County, Except in Some Intensive Development Situations.

Commissioner Beatty requested that staff look into the problem in the area so people can require multiple locations for water.

9. Community Development.

Planning Director Jacky Eubanks gave the following PowerPoint presentations:

a. Small Area Planning (Small Area Planning Maps on file in the Office of Planning Director.)

Remaining Small Area Plans

- Catawba
- Funded in 01/02 budget
- Committee appointed in August 2002
- Begin in January 2003
- Startown
- Funded in 02/03 budget
- Request for committee to be appointed in early 2003
- Plateau
- Request for funding in 03/04 budget

Mr. Eubanks reviewed the SAP Schedule

SAP Implementation

- Zoning Ordinance Amendments:
- Density districts
- Rezoning Public Hearings
- Consideration of residential rezonings for four small area plan districts at one hearing
- Subdivision ordinance amendments:
- Limited access driveways
- Sidewalks
- Berms/landscaping

b. Beautification Enhancements Ideas for Catawba County

Sustainable Development

Three Pillars; Economic enhancement, Environmental stewardship, Social well being
(Smart Growth)

- A mix of land uses
- Take advantage of compatible building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place

- Preserve open space, farmland, historic properties, natural beauty and critical environmental areas
- Direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

Ordinance Amendments
Berms/Buffers

- Higher development standards similar to Hwy. 321 Corridor District
- Limit driveway connections to State Roads for subdivision development
- Create landscaped berms/buffers within subdivisions where homes abut main road
- Change criteria for internal access street. This can reduce multiple driveway connections
- Create entranceways within subdivisions including open space buffers between main roads and homes
- Landscaped medians

Ordinance Amendments
Access/Entranceways

- Encourage planned developments with limits on entrances
- Standards for commercial signs to include size, number & landscaping

Ordinance Amendments
Neighborhood Improvements

- Greenway/walking trail within subdivisions
- Trail is in a floodplain area that was dedicated to the town
- Sidewalk within subdivision

Ordinance Amendments
Signage

- Standards for residential subdivision monuments to include size and landscaping

Incentives for Developers
Density Bonus

- Provide a density bonus if additional open space is provided above the minimum requirement

Incentives for Developers
Mixed-Use Development Options

- SAP's designate areas for "Villages" which combine residential and commercial uses on the same parcel
- A larger scale development provides for an orderly growth of property
- Prevents the need for small site rezoning requests
- Commercial component in a mixed-use development which includes sidewalks & landscaping
- Commercial component of a large scale mixed-use development
- Residential component of a mixed-use development
- Transition from single-family block to a multi-family block
- Single-family component of a mixed-use development

Marketing/Promotion
Charette Workshop

- Invite developers to submit conceptual designs for "village" (mixed-use) plans

Code Enforcement
A Proactive Approach

- Establish a new minimum housing code enforcement program

- Addresses substandard living conditions & dilapidated dwellings
- Increase junk vehicle code enforcement
- Substandard "stick-built" house
- Junk vehicle
- Habitat for Humanity model

Enhancement Activities
Grant Initiatives

- Gateway improvements for community entrances
- Preservation of historic structures. Example, Bunker Hill Covered Bridge project
- Greenways & Trail projects. Example, Lincolnton Rails to Trails project

Enhancement Activities
Coordination with NCDOT

- SAP's recommending landscaped divided medians for main roads such as Hwy. 150 & Hwy. 127
- Design for new roads incorporates sidewalks
- Provides linkage to neighborhoods and commercial areas
- SAP's recommend additional pavement width when resurfacing projects are implemented

Chairman Ikerd said several years ago there was a controversial growth plan before the board and from that issue he personally received more phone calls, postcards and letters than any other issue and all the comments were positive.

At 12:15 p.m. Chairman Ikerd called a 30-minute lunch break.

At 12:45 p.m. Chairman Ikerd called the meeting back to order.

10. Board of Commissioners' Discussion and Directions to Staff.

The Board thanked staff for all its hard work on a daily basis.

Commissioner Beatty requested that County Attorney Eades update the board on the Historical Association Lease.

County Attorney Eades said the 50-year lease is on the Board of Commissioners' agenda for Monday, November 18, 2002.

Commissioner Beatty also requested that County Attorney Eades comment on the Wilfong barn.

County Attorney Eades said the Wilfong barn was too large for the Murray's Mill property. The barn will be move to a suitable site in the future. He said as part of the option on the Mauser property, the potato house located on the Mauser property will be moved to Murray's Mill.

Commissioner Hunsucker said the Governor and General Assembly were looking at a \$1.8 million deficit next year. He said he looked forward to working with the new commissioners. He commended staff for getting information to the board on a timely basis. He said there are lots of challenges ahead for the Board.

Commissioner Barnes said some way the County has got to start building schools. She doesn't believe bonds will pass anytime in the near future. She recommended a goal on how do we begin to satisfy the pressing needs of the schools. She said the Board can look at the recommendations from the Citizens Advisory Group. She said the schools have not been quick to come forward with building schedules and perhaps the Commissioners needs to deal with school facility issues.

County Manager Lundy said he had received on behalf of the three schools and community college an agreed upon eight year schedule. He has held the schedule because he asked Dr. Hart to re-look at the county's needs based on the action of the high density plans in the small areas plans.

The Board briefly discussed the bid on the property on the old St. Stephens Elementary School which is on the Board's November 18, 2002 agenda. Commissioner Barnes asked if we had the right expertise on the sale of

that property. Chairman Ikerd said there needs to be more upfront money/fees and a time limit needs to be placed on the bid. The school would keep the money/fees if the bidder walks away.

Mr. Lundy said the Board of Education has signed an agreement with Terry Taylor and he believes there is a 5 percent fee on the bid.

11. Adjournment.

At 1:00 p.m., there being no further business to come before the Board, Commissioner Huffman made a motion to adjourn. The motion carried unanimously.

W. Steve Ikerd, Chairman
Catawba County Board of Commissioners

Thelda B. Rhoney
County Clerk